

Town of Acton

APPLICATION FOR SITE PLAN SPECIAL PERMIT

To The
Board Of Selectmen

Refer to the "Rules and Regulations for Site Plan Special Permits" available from the Office of the Board or the Site Plan Coordinator for details on the information and fees required for this application. Contact the Site Plan Coordinator at 264-9632 with any questions concerning the Rules. Incomplete applications may be denied.

Please type or print your application.

APPLICANT'S

Name & Address

100 Discovery Way LLC
259 Turnpike Road; Suite 100
Southborough, MA 01772

Telephone

1-508-229-1810

OWNER'S

Name & Address

(same as above)

Location and Street Address of Site

100 Discovery Way
Acton, MA 01720

Tax Map & Parcel Number G3-71

Area of Site ac. 14.87 +/- AC

Zoning District Office Park-2 (OP-2)

If any site plans have been filed previously for this site give file numbers:

Telephone

(same as above)

The undersigned hereby apply to the Board of Selectmen for a public hearing and a site plan special permit under Section 10.4 of the Zoning Bylaw approving the attached site plan.

The undersigned hereby certify that the information on this application and plans submitted herewith is correct, and that all applicable provisions of Statutes, Regulations, and Bylaws will be complied with.

The above is subscribed to and executed by the undersigned under the penalties of perjury in accordance with Section 1-A of Chapter 268, General Laws of the Commonwealth of Massachusetts.

11/7/13

Date

Signature of Petitioner

OWNER'S KNOWLEDGE AND CONSENT

I hereby assert that I have knowledge of and give my consent to the application presented above.

11/7/13

Date

Signature of Owner

RECEIVED

NOV 12 2013

TOWN CLERK
ACTON



**ALLEN & MAJOR
ASSOCIATES, INC.**

100 Commerce Way
P.O. Box 2118
Woburn, MA 01888-0118
Tel: (781) 935-6889
Fax: (781) 935-2896

November 08, 2013

Ms. Janet K. Adachi, Chair
Acton Board of Selectmen
472 Main Street
Acton, MA 01720

Re: A&M Project #: 1453-03
**Board of Selectman
Site Plan Special Permit**
100 Discovery Way
Acton, MA 01720
Property ID: G3-71

Dear Ms. Adachi:

On behalf of the applicant, 100 Discovery Way LLC, Allen & Major Associates, Inc. (A&M) is pleased to submit this application for Special Permit in accordance with the Town of Acton Zoning Bylaws; Section 10.4; (Site Plan Special Permit) to the Acton Board of Selectmen. The application is for the construction of a proposed building addition to the property at 100 Discovery Way, Acton Property ID: G3-71. The addition will be utilized as both a warehouse and for research and development (R&D). In accordance with the Town of Acton Zoning Bylaw Table of Principal Uses, and Section 10.4.1.2 of the Zoning Bylaw; a Site Plan Special Permit from the Board of Selectman is required as the proposed 20,000± addition will be a warehouse (use 3.6.1) & scientific (R&D) (use 3.6.4) in the Office District (OP-2).

Project Overview

The current site consists of an existing building with 10,000± S.F. of office space and 70,000± S.F. of research and development space. The proposed redevelopment project includes the addition of a 20,000± S.F. warehouse building at the southwest corner of the existing building. Additional site improvements include an improved patio seating area, enhanced landscaping, pedestrian walkways, new parking lot curbing, and improved stormwater management systems. Lastly, there are no new parking stalls being created. The existing parking lot is simply being restriped to the same number of parking stalls that existed in the building addition area.

Compliance with Rules and Regulations for Site Plan Special Permits (Board of Selectmen)

Granting the requested Special Permit for the proposed project is consistent with the Special Permit standards. This includes being compliant with the Master Plan, protecting the neighborhood and the Town against detrimental or offensive uses on the site and adverse effects on the natural environment, providing for convenient and safe vehicular and pedestrian movement, providing adequate arrangement of parking and loading spaces in relation to the proposed uses, providing adequate methods of disposal of refuse. Lastly, the proposed project will not derogate from the intent of the bylaw to limit the adverse effects of the use and development of land on the surface and groundwater resources of the Town of Acton.

Some additional information for the project:

- The addition will be utilized as both a warehouse and for research and development. The facility is not expected to generate, store, use, or dispose of Hazardous Materials or Wastes.

- Additional required pre-construction permits include:
 - a. Acton Building Permit
 - b. EPA Construction General Permit (CGP)
- The building addition is anticipated to roughly require a net of 333 Cu. Yds. of fill to make up for the difference in grade between the existing grades and proposed finish floor elevation of the building. This rough calculation was completed using the grid method for the proposed addition only. It is anticipated additional imported structural fill materials will also be required to support the building, provide a base material underneath the parking lot & sidewalks, and around the underground detention systems.
- It is anticipated a WB-67 truck may utilize the site for deliveries. There are no changes to the existing vehicular travel paths through the existing parking lot. The only changes to the parking lot are adding a few landscape islands within the eastern portion of the parking lot at the request of the Acton Design Review Board.
- It is not anticipated phasing of the construction would occur. The intent is to build the addition and improvements at one time.
- Water and sewer services will be extended internally from the existing building to the proposed addition. There are only 2 changes to exterior site utilities.
 - a. A subsurface detention system and 2 new catch basins will be added to the eastern portion of the property. A attached drainage report describing these improvements has been included in the submission.
 - b. The electric power will be extended underground from the existing transformer at the northeast of the property to the building addition.
- The existing dumpster location at the northeast side of the existing building is nearby and will be adequate for the proposed addition.
- There are no new site lights being added to the site parking lot. The existing lighting will be adequate and remain intact.
- Proposed landscaping has been added adjacent to the building and within the parking lot.

Submission Information

Enclosed, please find 6 full size copies of the site development and architectural plans, a CD with PDF's of the plans, 2 copies of the drainage report, 6 copies of the Special Permit Application and certified abutter's list. Also enclosed is a check in the amount of \$3,500.00 for the Town of Acton's Special Permit Filing Fee. A&M has also provided the finalized abutter notifications for the Town of Acton to mail out, one check for the abutter notification mailing, and 1 set of empty envelopes addressed to the abutters for the town to mail out the permit decision. Please invoice the applicant (100 Discovery Way LLC) for the cost of the two legal notices in the Acton Beacon newspaper.

Allen & Major Associates, Inc. looks forward to discussing the application at the next Board of Selectmen's Public Hearing on December 16th. Once the agenda has been finalized, please notify us to the hearing time. Thank you for your time and consideration. If you have any questions regarding this submittal please contact me at (781) 935-6889.

Very truly yours,



ALLEN & MAJOR ASSOCIATES, INC.

Ryan Bianchetto

Assistant Project Manager

Town of Acton 472 Main Street
 Acton, MA 01720
 Telephone (978) 929-6621; FAX 978-929-6340

Owner	Co-Owner	Mailing Address	City	ST	Zip
FAIRBROTHER MARTHA D	FAIRBROTHER PETER W	22 BRUCEWOOD ROAD	ACTON, MA	01720	
CUDMORE SEAN P	CUDMORE SUSAN L	9 BRUCEWOOD RD	ACTON, MA	01720	
CUI GUANGJIAN	DENG HONGFENG	11 BRUCEWOOD RD	ACTON, MA	01720	
FLANNERY CARL	FLANNERY ANGELA	13 BRUCEWOOD RD	ACTON, MA	01720	
GULICK GWEN	FROTHING MYLES	15 BRUCEWOOD RD	ACTON, MA	01720	
CHAUTIN MICHAEL D	TERRY J	8 ASHWOOD RD	ACTON, MA	01720	
GAUGHAN RICHARD	GAUGHAN VERONICA M	19 BRUCEWOOD RD	ACTON, MA	01720	
SCHULZE MICHAEL P	CHAN D HELENA	24 BRUCEWOOD RD	ACTON, MA	01720	
WOOD JAMES J	WOOD HELEN J	4 REDWOOD ROAD	ACTON, MA	01720	
VIALLE KELLEY L	VIALLE GEORGE W	21 BRUCEWOOD RD	ACTON, MA	01720	
LEI HERONG	ZHOU XIANONING	28 BRUCEWOOD RD	ACTON, MA	01720	
HENDRIE ROBERT G	WAMBOLDT JANACE	88 TAYLOR RD	ACTON, MA	01720	
TOWN OF ACTON	RECREATION	472 MAIN STREET	ACTON, MA	01720	
TOWN OF ACTON		472 MAIN STREET	ACTON, MA	01720	
A-B PROPERTIES LLC	C/O WINSTANLEY ENTERPRISES	150 BAKER AVE EXT #303	CONCORD, MA	01742	
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AUTO DEALERS EXC CONCORD	C/O ADESA-CONCORD	13085 HAMILTON CROSSING BLVD	CARMEL, IN	46032	
RANDALL M ELIZABETH/SHARP JANE	TRUSTEES, RANSHA REALTY TRUST	2 PROSPECT RD	PLYMPTON, MA	02367	
HOBAN MARCY EPSTEIN	HOBAN DONALD R	8 BRUCEWOOD ROAD	ACTON, MA	01720	
SAMILJAN GEORGE		10 BRUCEWOOD RD	ACTON, MA	01720	
KOHLBRENNER DANIEL TRUSTEE	KOHLBRENNER JEANETTE W TRUSTEE	12 BRUCEWOOD RD	ACTON, MA	01720	
KEOHAN EDWARD J	C/O GGR LLC	12 MORSE LANE	ACTON, MA	01720	
KRONENWETT ERICH F	KRONENWETT JULIE C	16 BRUCEWOOD RD	HOPKINGTON, MA	01748	
HAMANN DONALD J	SORGI ANDREA	18 BRUCEWOOD RD	ACTON, MA	01720	
OCONNOR BRIAN J	OCONNOR SANDRA ALLEN	20 BRUCEWOOD RD	ACTON, MA	01720	

c or private street or way and abutters to the abutters within three hundred feet of the
 ble tax list.

3 MUST BE SENT TO THE
 WING TOWNS:

Oct 1, 2013

Boxborough, MA 01729 Maynard, MA 01754 Concord, MA 01742 Littleton, MA 01460
 Carlisle, MA 01741 Stow, MA 01775 Westford, MA 01886 Sudbury, MA 01776